

BEG SE COR OF W1/2 OF SW1/4, N 7
 371.49 FT, N 862.85 FT, W 178.43
 FT, E 549.97 FT TO POB.

BERGO SALAZAR MARCELLO/OLIVER JAY
 603 16TH ST N
 JACKSONVILLE BEACH, FL 32250

2026

21-2S-17-04756-008


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																				VALUATION BY STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 62,400 TOTAL MARKET VALUE 2,672 SOH/AGL Deduction 0 ASSESSED VALUE 2,672 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 2,672 TOTAL JUST VALUE 62,400 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 62,400											
																				PERMIT NUM DESCRIPTION AMT ISSUED SALES DATA OFF RECORD Number DATE TYPE INST Q / V / RSN SALE PRICE 1422/1712 10/12/2020 WD U V 11 100 GRANTOR: MARCELLO SALAZAR AKA GRANTEE: MARCELLO SALAZAR BE 1417/1084 7/21/2020 WD Q V 01 23,800 GRANTOR: WILLIAM SMITH GRANTEE: MARCELLO SALAZAR											
																				BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/14/2025 MLU 02/07/2022 SPF											
EXTRA FEATURES										L	OB/XF	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES				
																				BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/14/2025 MLU 02/07/2022 SPF											
LAND DESCRIPTION										TOTAL OB/XF										0											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV							
1	5800	A	TIMBER 5	0					9.48	AC		1.00	1.00	1.00	141.00	141.00	1,337														
2	5500	A	TIMBER 2	0					3.00	AC		1.00	1.00	1.00	445.00	445.00	1,335														
3	9910	M	MKT. VAL. AG	0					12.48	AC		1.00	1.00	1.00	5,000.00	5,000.00	62,400														